

Legal Notices

TOWN OF CANTON

ZONING BOARD OF APPEALS

On Petition of Jessica Volpe/Matt Bailey; Special Permit and/or Variance, if necessary, are requested under the applicable provisions of the Canton Zoning By-Laws for dimensional relief to construct an addition to a pre-existing non-conforming dwelling on property in a Single Residence "B" district located at 118 Dedham Street, Canton, Massachusetts (Map/Lot 030_149).

A Public Hearing will be held on Thursday, April 25, 2024 at 6:00 p.m. in the Salah Meeting Room, Second Floor, Memorial Hall, 801 Washington Street, Canton, Massachusetts.

Board of Appeals Gregory L. Pando Chairman

19-24-ENCB-SP-V TOWN OF CANTON

ZONING BOARD OF APPEALS

On Petition of Daniel and Colleen McColgan; Special Permit and/or Variance, if necessary, are requested under the applicable provisions of the Canton Zoning By-Laws for dimensional relief for a corner lot to construct an addition to a single-family dwelling on property in a Single Residence "B" district located at 1 Cedar Drive, Canton, Massachusetts (Map/Lot 066_005).

A Public Hearing will be held on Thursday, April 25, 2024 at 6:00 p.m. in the Salah Meeting Room, Second Floor, Memorial Hall, 801 Washington Street, Canton, Massachusetts.

Board of Appeals Gregory L. Pando Chairman

20-24-SP-V TOWN OF CANTON

ZONING BOARD OF APPEALS

On Petition of Rosemont Design, LLC/Amy Raymond; Special Permit and/or Variance, if necessary, are requested under the applicable provisions of the Canton Zoning By-Laws to create a second dwelling unit to be used as an in-law apartment in a single-family dwelling on property in a Single Residence "B" district located at 15 Messenger Street, Canton,

Massachusetts (Map/Lot 025_266).

A Public Hearing will be held on Thursday, April 25, 2024 at 6:00 p.m. in the Salah Meeting Room, Second Floor, Memorial Hall, 801 Washington Street, Canton, Massachusetts.

Board of Appeals Gregory L. Pando Chairman

21-24-SP-V TOWN OF CANTON

ZONING BOARD OF APPEALS

On Petition of Canton Holdings, LLC/Town of Canton; Site Plan Approval, Special Permit and/or Variance, if necessary, are requested under the applicable provisions of the Canton Zoning By-Laws to create a small dog park for the use of the public on property in a General Residence district located at 0 Revere Street, Canton, Massachusetts (Map/Lot 014_199).

A Public Hearing will be held on Thursday, April 25, 2024 at 6:00 p.m. in the Salah Meeting Room, Second Floor, Memorial Hall, 801 Washington Street, Canton, Massachusetts.

Board of Appeals Gregory L. Pando Chairman

22-24-SPA-SP-V TOWN OF CANTON

ZONING BOARD OF APPEALS

On Petition of Canton Holdings, LLC/Town of Canton; Site Plan Approval, Special Permit and/or Variance, if necessary, are requested under the applicable provisions of the Canton Zoning By-Laws to create a large dog park for the use of the public on property in a General Residence district located at 0 Revere Street and 65-87 Neponset Street, Canton, Massachusetts (Map/Lot 026_225, 026_226, and 026_227).

A Public Hearing will be held on Thursday, April 25, 2024 at 6:00 p.m. in the Salah Meeting Room, Second Floor, Memorial Hall, 801 Washington Street, Canton, Massachusetts.

Board of Appeals Gregory L. Pando Chairman

23-24-SPA-SP-V TOWN OF CANTON

ZONING BOARD OF APPEALS

On Petition of Rosemont Design, LLC/Amy Raymond; Special Permit and/or Variance, if necessary, are requested under the applicable provisions of the Canton Zoning By-Laws to create a second dwelling unit to be used as an in-law apartment in a single-family dwelling on property in a Single Residence "B" district located at 15 Messenger Street, Canton, Massachusetts (Map/Lot 025_266).

ACCORDING TO SAID PLAN BEING THE SAME PROPERTY CONVEYED TO KEVIN T. FEENEY, AS TRUSTEE OF THE FEENEY IRREVOCABLE TRUST U/D/T DATED AUGUST 21, 2012 BY DEED FROM WILLIAM J FEENEY AND MARY F FEENEY RECORDED 09/04/2012 IN DEED BOOK 30395 PAGE 171, IN THE REGISTRY OF DEEDS PLAN FOR NORFOLK COUNTY, MASSACHUSETTS.

PARCEL ID. 64-17

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated August 21, 2012 and recorded in the Norfolk County Registry of Deeds in Book 30395, Page 171.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC 23 Messenger Street 2nd Floor Plainville, MA 02762 Attorney for Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Present Holder of the Mortgage (401) 217-8701

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 17 Country Lane, Canton, MA 02021

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Kevin T Feeney, as Trustee of the Feeney Irrevocable Trust U/D/T dated August 21, 2012 to RBS Citizens, N A, and now held by Citizens Bank, N.A. f/k/a RBS Citizens, N.A., said mortgage dated March 28, 2014 and recorded in the Norfolk County Registry of Deeds in Book 32192, Page 79, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on May 17, 2024 at 12:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

THE LAND IN CANTON, NORFOLK COUNTY, MASSACHUSETTS, SHOWN AS LOT 37 ON A PLAN ENTITLED, "COLONIAL ESTATES PLAN OF LAND CANTON, MASS, JAN 9, 1962 L. W. DECELLE SURVEYORS, INC." RECORDED WITH NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 213, PLAN NO. 623 OF 1962, BOUNDED AND DESCRIBED AS FOLLOWS.

SOUTHWESTERLY BY COUNTY LANE, 172.50 FEET,

NORTHWESTERLY BY LOT 36, AS SHOWN ON SAID PLAN, 193.15 FEET,

NORTHEASTERLY BY LOTS 32 AND 31, AS SHOWN ON SAID PLAN, 172.62 FEET, AND

SOUTHEASTERLY BY LOT 38, AS SHOWN ON SAID PLAN, 199.60 FEET

CONTAINING 33, 810 SQUARE FEET,

TOWN OF CANTON

PLANNING BOARD

PUBLIC HEARING NOTICE

Notice is hereby given that the Canton Planning Board will hold a Public Hearing in accordance with the provisions of Mass. General Laws, Chapter 40, Section 15C, on Wednesday, May 1, 2024, at 6:30 p.m. in the Salah Meeting Room, Second Floor, Memorial Hall, 801 Washington Street, Canton, MA, on a Scenic Way By-Law Request/Determination, relative to removing a five (5) trees, that are not in good health; roots are exposed; close to the electric wires; and one tree located

LEGAL NOTICE

TOWN OF CANTON

DEPARTMENT OF

PUBLIC WORKS

INVITATION FOR BIDS

Washington St Crosswalk Surfacing

The Town of Canton (Town), Department of Public Works (DPW), invites sealed bids for the construction of crosswalks located in downtown Canton along Washington St Sealed bids for Town Project No. 24-003R, "Washington St Crosswalk Surfacing", shall be received in the Department of Public Works Administration/Engineering Office at 801 Washington Street, Canton, MA 02021 until 12:00 p.m. Local Time on April 26, 2024, at which place and time said Bids will be publicly opened and read aloud in the Salah Meeting Room, 2nd Floor of the Town of Canton, Town Hall.

The work consists of stamping and painting new crosswalk in bituminous asphalt along Washington St between Neponset St and Sherman

Commonwealth of Massachusetts

The Trial Court

Probate and Family Court

Docket No. NO24P0795EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Norfolk Probate and Family Court

35 Shawmut Road

Canton, MA 02021

(781)830-1200

Estate of: Charles G. Reeves

Date of Death: 02/13/2024

To all interested persons:

A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Paul M. Reeves of Ormond Beach, FL requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that:

Paul M. Reeves of Ormond Beach, FL be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written

Commonwealth of Massachusetts

The Trial Court

Probate and Family Court

Docket No. NO24P0855PM

CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF CONSERVATOR OR OTHER PROTECTIVE ORDER PURSUANT TO G.L.

c. 190B, § 5-304 & § 5-405

Norfolk Probate and Family Court

35 Shawmut Road

Canton, MA 02021

In the matter of: Galvin Gabriel

Of: Canton, MA

RESPONDENT

(Person to be Protected/Minor)

To the named Respondent and all other interested persons, a petition has been filed by Danielle Delince (o/B/O Hellenic Reh of Canton, MA in the above captioned matter alleging that Galvin Gabriel is in need of a Conservator or other protective order and requesting that Jessica Libby of Milton, MA (or some other suitable person) be appointed as Conservator to serve With Surety on the bond.

The petition asks the court to determine that the Respondent is disabled, that a protective order or appointment of a Conservator is necessary, and that the proposed conservator is appropriate. The petition is on file with this court.

in the middle of the driveway, and causing cracks at 66 Indian Lane, located on Assessor's Map 101, Parcel 78, in Single Residence AA.

A copy of the Application is on file at the Office of the Planning Board, Town Hall, 801 Washington Street, Canton MA 02021, and may be inspected during regular municipal business hours.

All persons interested in the proposed plan are invited to attend the public meeting.

Planning Board

Kathy McCormack, Clerk

Published: 04/11/24; 04/18/24

St intersections. The project shall be substantially completed by June 30, 2024, or within 60 consecutive calendar days from the date specified in Section 00650 Notice to Proceed.

The Issuing Office for the Bidding Documents is: The Town of Canton Public Works Department, 801 Washington St, Canton, MA 02021. Bidding Documents will be available on April 10, 2024 at 12:00 pm. Electronic Bidding Documents may be obtained free of charge in PDF format by visiting the official Town of Canton website's Bid Posting page and downloading it there, in turn making that party a registered bidder. Hard copies of the Bidding Documents will not be available. Only bidders registered with The Town of Canton will receive Addenda.

There will be No Pre-bid Meeting.

The Town reserves the right to reject any and all submissions, to waive any minor informalities & technicalities, or to cancel the bid if it were in the public interest to do so.

appearance and objection at this Court before: 10:00 a.m. on the return day of 05/01/2024.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Patricia Gorman, First Justice of this Court.

Date: March 26, 2024

Colleen M. Brierley

Register of Probate

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of 05/08/2024. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

WITNESS, Hon. Patricia Gorman, First Justice of this Court.

Date: April 01, 2024

Colleen M. Brierley

Register of Probate

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 193 Neponset Street, Canton, MA 02021

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Robert Feliz to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for First Home Mortgage Corporation dba First Home Mortgage Services, and now held by PennyMac Loan Services, LLC, said mortgage dated December 3, 2019 and recorded in the Norfolk County Registry of Deeds in Book 37402, Page 388, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for First Home Mortgage Corporation DBA First Home Mortgage Services, its successors and assigns to PennyMac Loan Services, LLC by assignment dated August 23, 2021 and recorded with said Registry of Deeds in Book 39767, Page 296; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on June 5, 2024 at 09:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land in Canton, Norfolk County, Massachusetts, situated on the easterly side of Neponset Street, bounded and described as follows:

Beginning on Neponset Street at a corner of land formerly of John P. Caffrey and thence running on said Neponset Street N. 10 degrees 30' W., 25.55 feet to a point; thence N. 5 degrees 54' W. on said Neponset Street, 47 feet to a point; thence on said Neponset Street N. 1 degree 29' W., 22.73 feet to a point; thence turning and running by land now or formerly of John Caffrey S. 89 degrees 54' E., 255.44 feet to a point; thence turning and running S. 22 degrees 29' W., by land now or formerly Revere and Rogers, 48.24 feet

to a point; thence turning and running S. 77 degrees 40' W. by land formerly of John P. Caffrey, 232.30 feet to a point of beginning.

Subject to a taking by the County of Norfolk for the relocation of said Neponset Street by instrument recorded with Norfolk County Registry of Deeds in Book 2357, Page 518, also subject to a taking by the Metropolitan District Commission by instrument recorded with said Deeds in Book 1950, Page 294.

Fortitle see Deed recorded herewith.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated December 3, 2019 and recorded in the Norfolk County Registry of Deeds in Book 37402, Page 386.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC

23 Messenger Street

2nd Floor

Plainville, MA 02762

Attorney for PennyMac

Loan Services, LLC

Present Holder of the Mortgage

(401) 217-8701

PUBLIC NOTICE

PUBLIC NOTICE and OPPORTUNITY FOR COMMENT ON PROPOSED DE MINIMIS IMPACT DETERMINATION ON SECTION 4(f) RESOURCES - (Ward Well Conservation Area)

PROJECT: Stoughton - Corridor Improvements on Route 138, from Canton Town Line to Charles Avenue MassDOT Project #613358

PROPOSER: Massachusetts Department of Transportation (MassDOT) - Highway Division

This notice is being published to solicit public comments regarding the above-referenced federal aid transportation improvement project pursuant to Section 4(f) of the U.S. Department of Transportation (DOT) Act of 1966 (23 CFR 774). Information specific to the proposed project and its impacts, avoidance, minimization, mitigation, or enhancement measures may be obtained from: James Carney, 10 Park Plaza, Room 4260, Boston, MA 02116, (james.n.carney@dot.state.ma.us).

The Town of Stoughton and the Massachusetts Department of Transportation (MassDOT) propose improvements along a 0.5-mile-long corridor of Washington Street (Route 138), extending from Charles Avenue north to the Canton Town Line. The proposed design will include a new traffic signal installation at the intersection of Washington Street and York Street. The signal equipment will include but not be limited to mast arms, traffic signal heads, detection, emergency vehicle preemption, pedestrian push buttons and signage, pedestrian signal heads, and Accessible Pedestrian Signals (APS). One lane will be added on each approach to the York Street intersection: a second northbound through lane, a southbound exclusive left turn-lane, and separate left-turn

and right-turn lanes for the York Street westbound approach. New sidewalks will be constructed in compliance with current Americans with Disabilities Act (ADA) and Massachusetts Architectural Access Board (MAAB) guidelines. Sidewalks along both side of Washington Street are proposed south of York Street. One sidewalk on the west side of Washington Street is proposed north of York Street.

The project, as designed, will require 20 permanent easements and three fee takings in the Ward Well Conservation area on Washington Street for grading, roadway construction, sidewalk construction, drainage construction, placement of overhead utility wires, rockfill slope area, and guard rails. The fee takings and permanent easements are along the periphery of the parcel occupied by the Ward Well Conservation area, immediately adjacent to the State Highway Layout line. The conservation area, which is owned by the Town of Canton, is protected as a significant public recreational resource under Section 4(f) of the DOT Act.

MassDOT intends to pursue a determination that the proposed use of the permanent easements and fee takings within the conservation area meets the definition of de minimis (or minor) impacts, as specified under 23 CFR 774.17(5). A de minimis finding is being made based on the preliminary assessment that the proposed use of this resource will have no adverse effects on the recreational activities, features or attributes qualifying it for Section 4(f) protection. All persons wishing to comment on the project should write or email to the address noted above within 15 days of this notice. Comments will become part of the official record and will be considered when making future project-related decisions.

By: James Carney